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January 11, 2024

Ted Laudick  
Skydance Metro District  
4100 E Mississippi Avenue, Suite 500  
Denver, CO 80246

**Re: Second Submission Review:** Skydance Phase Two Improvements – Infrastructure Site Plan  
**Application Number:** DA-2283-02  
**Case Number:** 2023-6027-00

Dear Mr. Laudick:

Thank you for your second submission, which we started to process on December 19, 2023. We reviewed it and attached our comments along with this cover letter.

Since many important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before February 2, 2024 to remain on schedule.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP  
Senior Planner, City of Aurora  
Planning & Development Services Department

cc: Will Sokol, Silverbluff Companies  
Cesarina Dancy, ODA  
Filed: K:\SDA\2283-02rev2.rtf



## Second Submission Review

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

- 1A. Please ensure that all comments in this comment letter are responded to in addition to the redlines on the ISP with the next submittal.
- 1B. Move the legend down so the text does not overlap on Sheet 6.
- 1C. Please use a consistent title on all sheets. The Landscape Plan has a different title than the rest of the plan set.
- 1D. Update the sheet numbers in the key map on Sheets 12-15 per redline comments.

### **2. Landscaping** (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

- 2A. Revise the provided quantities for street trees on Sheet 11 to correlate with the numbers on the Landscape Plan.
- 2B. Provide the materials for the Picadilly Road median bullnose ends for clarify on Sheet 12.

### **3. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 3A. As previously requested, identify the following information in the ISP for each street in conformance with Section 2.12.0.1. of the Roadway Manual: roadway classification (typical section name), adjacent land use category pedestrian activity level, and pavement type. This information (if not already shown) can be added to the street sections provided if desired.
- 3B. Dimension the ROW limits.
- 3C. 57<sup>th</sup> Avenue does not appear to be a Local Type 1 street based upon the proposed parking. A Local Type 1 street is 34' from flowline to flowline. Please clarify which plan set is providing these improvements. They appear to be proposed with this application.
- 3D. Label all proposed curb return radii.
- 3E. Label all street names.
- 3F. Remove all proposed cross pans from the ISP. They will be reviewed and approved with the Civil Plans. Note that no cross pans are permitted on streets with storm sewer.
- 3G. Show curb ramps at all curb returns.
- 3H. If there is a T intersection, only one crossing is required. Please verify with Traffic Engineering which crossing is preferred.
- 3I. Revise the longitudinal slope labels to be at the centerline of the street.
- 3J. There is a maximum 3% slope for 125' to the intersection of the arterial street per Section 4.05.4 of the Roadway Manual.
- 3K. Verify if the dimensions on Sheet 9 are correct. The ROW seems larger in this area.

### **4. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in orange)

- 4A. Relocate the speed limit sign approximately 215' south.
- 4B. Remove the sign tag.
- 4C. Add a RLMTR sign where requested.
- 4D. Call out stop signs and located adjacent to the stop bar.
- 4E. Provide a 75' traffic signal easement at Picadilly Road and 56<sup>th</sup> Avenue.
- 4F. Note the stop signs proposed by others.
- 4G. Illustrate the rest of the curb work.
- 4H. Add receiving ramps where requested.
- 4I. Stop signs past crosswalks are not permitted. Relocate the crosswalk closer to the intersection corner and relocate the stop sign east of the crosswalk.
- 4J. Rome Street was not analyzed as an all-way stop control in the Site Plan Neighborhood #1 traffic conformance letter.
- 4K. Illustrate the proposed approach for lane alignment.
- 4L. Add street name signs where requested/



**5. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

- 5A. The segment of the waterline on 59<sup>th</sup> Place needs to be adjusted because there is little to no clearance between the waterline and storm inlet currently.
- 5B. Valves and blow off are needed for the north and south stubs.
- 5C. Ensure that valves are at least 2' from the lip of gutter or cross pans.
- 5D. With no storm being proposed in the area called out on 59<sup>th</sup> Place, the sanitary main should be pulled away from the lip of the gutter.
- 5E. Adjust the sanitary main away from the curb and gutter.
- 5F. For all water stubs, include a valve and blow off.
- 5G. Access is needed to all manholes.
- 5H. The street sign should not be on top of the inlet.
- 5I. Access is needed to the top of the outlet structure.

**6. Fire / Life Safety** (Stephen Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

- 6A. Add the hydrant detail into the sheet sections.
- 6B. Where is the hydrant on Sheet 4 going to be moved? The legend shows it as proposed but it is listed as existing in the comment.
- 6C. The hydrant on Sheet 5 is in the middle of the street. What will happen to it?
- 6D. Ensure that hydrants have a 5' clearance from light poles.
- 6E. Hydrant placement should be consistent on all sheets.

**7. PROS** (Scott Hammons / 303-739-7147 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in purple)

- 7A. The medians are required to be designed and installed with this development as the completion of the ROW triggers this. Please include median design in this ISP per PROS standards.
- 7B. The area along Picadilly Road needs to meet the open space design for PA-23 and PA-24 including a perimeter trail around the detention that includes enhanced landscaping and seating to create a park-like feature.

**8. Land Development Services** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

- 8A. The legal description on Sheet 2 is not supported by the Plat of record. The courses are not shown in the graphic and the geometry does not appear to follow the graphic.
- 8B. Address other redline comments in the ISP.